

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
0402650010012

Tax Year: 2017



Owner and Property Information									
Owner Name & Mailing Address: STEWART AUTOMOTIVE RESEARCH LLC % DAVID STEWART-PRES 4137 BOARDWALK BLVD SEABROOK TX 77586-1755					Legal Description: TRS A & 2 KOUNSLAR ABST 32 HARRIS & WILSON				
					Property Address: 1260 SHOTWELL ST HOUSTON TX 77020				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F1 -- Real, Commercial	8001 -- Land Neighborhood Section 1	E	0	58,152 SF	11,825	0	5984.13	5557A	494L

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2017	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2016 Rate	2017 Rate
None	001	HOUSTON ISD		Certified: 08/11/2017	1.206700	1.206700
	040	HARRIS COUNTY		Certified: 08/11/2017	0.416560	0.418010
	041	HARRIS CO FLOOD CNTRL		Certified: 08/11/2017	0.028290	0.028310
	042	PORT OF HOUSTON AUTHY		Certified: 08/11/2017	0.013340	0.012560
	043	HARRIS CO HOSP DIST		Certified: 08/11/2017	0.171790	0.171100
	044	HARRIS CO EDUC DEPT		Certified: 08/11/2017	0.005200	0.005195
	048	HOU COMMUNITY COLLEGE		Certified: 08/11/2017	0.100263	0.100263
	061	CITY OF HOUSTON		Certified: 08/11/2017	0.586420	0.584210

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Valuations					
Value as of January 1, 2016			Value as of January 1, 2017		
	Market	Appraised		Market	Appraised
Land	131,304		Land	131,304	
Improvement	123,729		Improvement	134,901	
Total	255,033	255,033	Total	266,205	266,205

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8001 -- Land Neighborhood Section 1	4398	SF	20,000	1.00	1.00	1.00	--	1.00	4.00	4.00	80,000.00
2	8001 -- Land Neighborhood Section 1	4398	SF	25,000	1.00	1.00	0.25	--	0.25	4.00	1.00	25,000.00
3	8001 -- Land Neighborhood Section 1	4398	SF	13,152	1.00	1.00	0.50	Shape or Size	0.50	4.00	2.00	26,304.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1972	Warehouse	Shell, Industrial	Average	9,425	Displayed
2	1973	Warehouse - Metallic	Shell, Industrial	Average	2,400	View

Building Details (1)

Building Data	
Element	Detail
Cooling Type	None
Construction Type	Fireproof Concrete
Functional Utility	Poor
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Poor
Plumbing Type	Minimum
Sprinkler Type	None
Exterior Wall	Concr Tilt Up
Economic Obsolescence	Moderate
Element	Units
Wall Height	20
Wall Height	10
Office Warehouse Ratio	0
OH Door: Wood / Mtl	2
Interior Finish Percent	100

Building Areas	
Description	Area
BASE AREA UPR	1,375
BASE AREA PRI	8,050

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Paving - Asphalt	Poor	Poor	22,000.00	1972
2	CANOPY ROOF AND SLAB	Average	Average	200.00	1990